



*Community Development
Department*

101 CITY HALL PLAZA
DURHAM, NC 27701
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Southside Update

City Council Work Session

March 6, 2014

Southside East (former Rolling Hills) – 20 Acres



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1869
CITY OF MEDICINE

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The Lofts at Southside





The Lofts at Southside Under Construction

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727.520.8181
www.aerophoto.com

Southside East Revitalization Ph 1 LP

Image # 140121 0182
Date 01.21.14



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Southside East Update

- Development Name - The Lofts at Southside
 - Phase 1 will consist of 119 rental units and 13 live/work units on approximately seven acres (80 affordable units)
 - 20 units @ 30% 1BR - \$290 - 2BR \$343
 - 13 units @ 50% 1BR - \$527 - 2BR \$638
 - 47 units @ 60% 1BR - \$660- 2BR \$787 – 3BR - \$901
 - Market Rate (Average) 1BR \$740 - 2BR \$868 3BR \$1150
 - Market rents based on square footage, view, balconies etc.
- Construction Delay/Exchange of Tax Credits
 - Initial allocation of Tax Credits established Placed in Service Date of 12-31-2013
 - Increase in scope for environmental remediation delayed turnover of building pads to General Contractor
 - Weather Delays, Unusually Wet April, May, June and July of 2013
 - NCDENR/“Cap and Cover” first approved in State



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Southside East Update Cont'd

- Tax Credit Exchange
 - Requested language in NCHFA 2014 QAP/Approved
 - Allowed for the Exchange of 2011 Tax Credits for 2014 Tax Credits
 - Required to pay New Application fee
 - Cannot apply for 2014 Tax Credits
 - New Placed in Service Date of December 31, 2014
- Building Schedule - Anticipated Completion Dates
 - Building 1 - April, 2014
 - Building 2 - November, 2014
 - Building 3 - April, 2014
 - Building 4 - April, 2014
 - Building 5 - May, 2014
 - Building 6 - 12 - April, 2014
 - Projected Occupancy - May, 2014





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Southside East Update Cont'd

- Site Work

- Site work is weather critical/remaining tasks include:
- Parking areas for buildings 1-12, pool and pool house, bike racks, benches, irrigation, site lighting, gates, sidewalks and landscaping, estimated completion date May, 2014
- Pedestrian Mall area - sidewalks, gazebos, bus stop, landscaping, bike racks and benches. Area will be used as construction access for building 2, estimated completion date Fall of 2014
- Pond – Form and place walls, sidewalks and terraces, rails, fountains, landscaping, plantings and fencing around pond, estimated completion date Summer of 2014





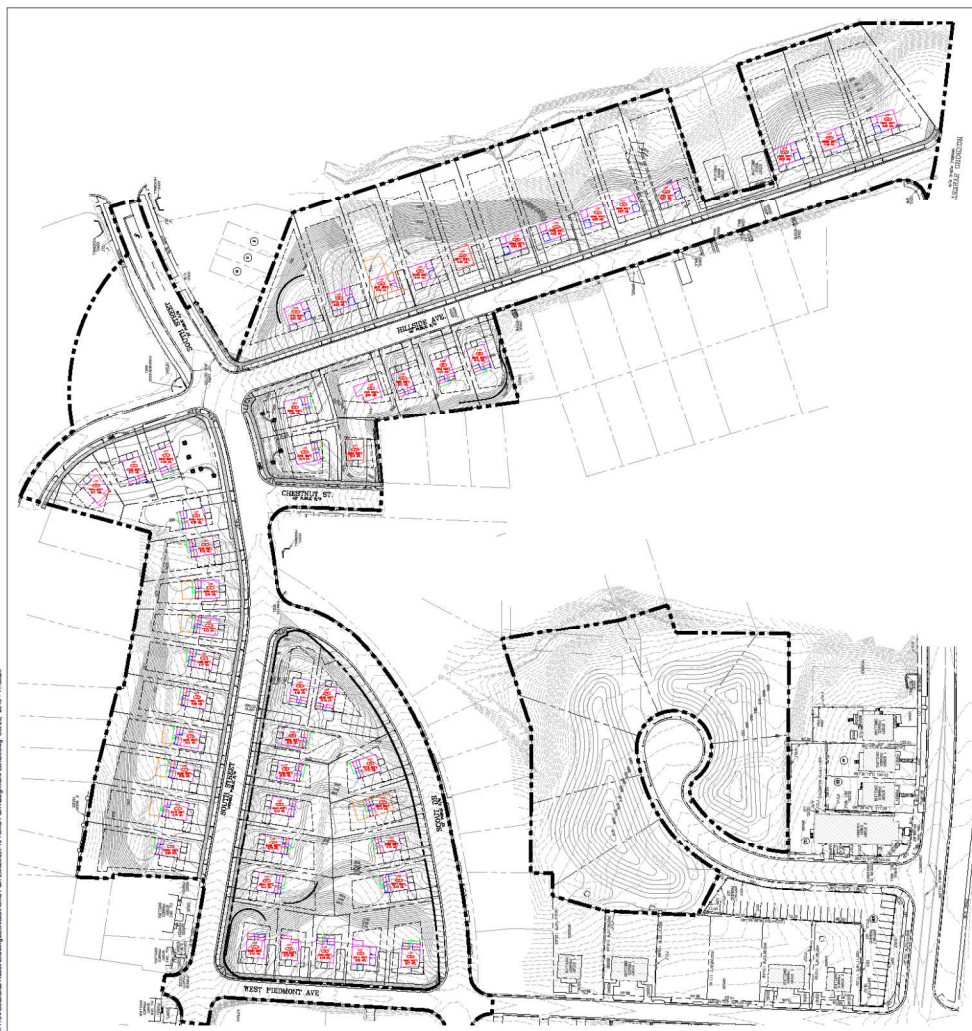
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Southside East Update Cont'd

- Marketing Efforts
 - Database of approximately 250 individuals/families
 - Website Under Construction
 - Marketing Brochures
 - Community Outreach to local businesses, colleges, other agencies
 - Preferred Employer Program
- Section 3 and SDBE Efforts
 - HJ Russell-Metcon General Contractor
 - 52 Potential New Hires, 26 Section 3 Residents
 - SDBE Participation 37.5% Minority and 8.5% Women
 - Goals 20% Minority and 10% Women

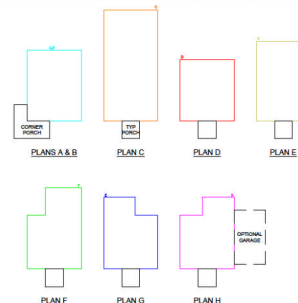
Southside West Homeownership



GENERAL NOTES

[illegible]

HOUSE PLAN FOOTPRINTS (1" = 20')



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CITY OF DURHAM
DEPARTMENT OF
COMMUNITY DEVELOPMENT
807 E. MAIN STREET
SUITE 2-200
DURHAM, NC 27701

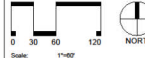
Project:

THE
REVITALIZATION
OF SOUTHSIDE



Test

HOME BUILDER COORDINATION

[illegible]

Title:

HOME PLAN
LOT ASSIGNMENT
EXHIBIT

Project number: 11104 Sheet:
Date: 12/07/2013
Drawn by: MPT
Approved by: MPT / MO



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Southside West Update

- Site Preparation and Infrastructure Improvements Underway for 48 Homeownership Parcels to Include:
 - Prepared sites for construction
 - New water and sewer services
 - Demolition/Construction of new Hillside Avenue
 - One inch mill/overlay for other streets in project area
 - Focus on entrance/gateway at South and Hillside
 - Builders have access to Hillside Ave. (6 lots reserved)
 - Anticipated completion for site preparation and infrastructure - May, 2014
- New Construction
 - Four units under construction at South and Fargo Streets – BWallace Construction and Andrew Roby General Contractor, anticipated completion May, 2014



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Southside West Update Cont'd

- Development Name - The Bungalows at Southside
 - Efforts underway to market remaining lots by builders and City Staff to include:
 - <http://bwallacebuilt.com/communities/southside/>
 - <http://robysouthsidehomes.com/>
 - Brochures
 - Community Outreach/Informational Sessions
 - NCHFA and City Incentives
 - Duke University



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Upcoming Agenda Items

- **The Lofts at Southside**

- Request from MBS for additional financial assistance for delay of building pad turnover due to environmental remediation (Amendment to Existing Loan Agreement)
- Phase 2 predevelopment and design costs in preparation of 2015 Tax Credit Application (architectural, mechanical, plumbing and electrical design for approximately 79 units)
- Phase 2 site preparation and infrastructure design costs

- **The Bungalows at Southside**

- Design Costs for Beamon Place Redevelopment Effort
- Contract amendment with DHGI March 6, 2104 work session (additional site preparation and infrastructure improvements)

The Lofts at Southside



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The Bungalows at Southside



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